Plans for the

SITE IMPROVEMENTS TO

# MACE HOUSING BASKETBALL COURT

## 265 CRESCENT AVE
## CHELSEA, MASSACHUSETTS 02150

## CITY OF CHELSEA

Ned Keefe, Acting City Manager

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

Alex Train, AICP, Director

## CHELSEA HOUSING AUTHORITY

Paul Nowicki, Acting Executive Director

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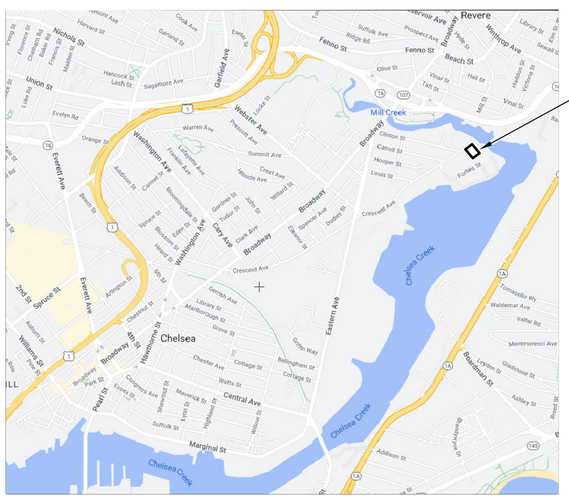
# CONSTRUCTION DOCUMENTS

LOCUS PLAN:





Prepared by:

CBA | Landscape Architects LLC

24 THORNDIKE STREET I CAMBRIDGE MA 02141

phone 617.945.9760 I www.cbaland.com I cba@cbaland.com

landscape architecture
urban design
master planning

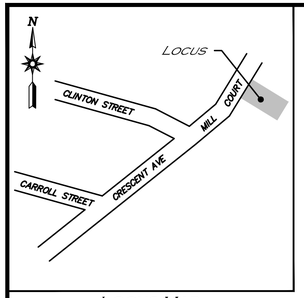

May 1st, 2023

DRAWING LIST

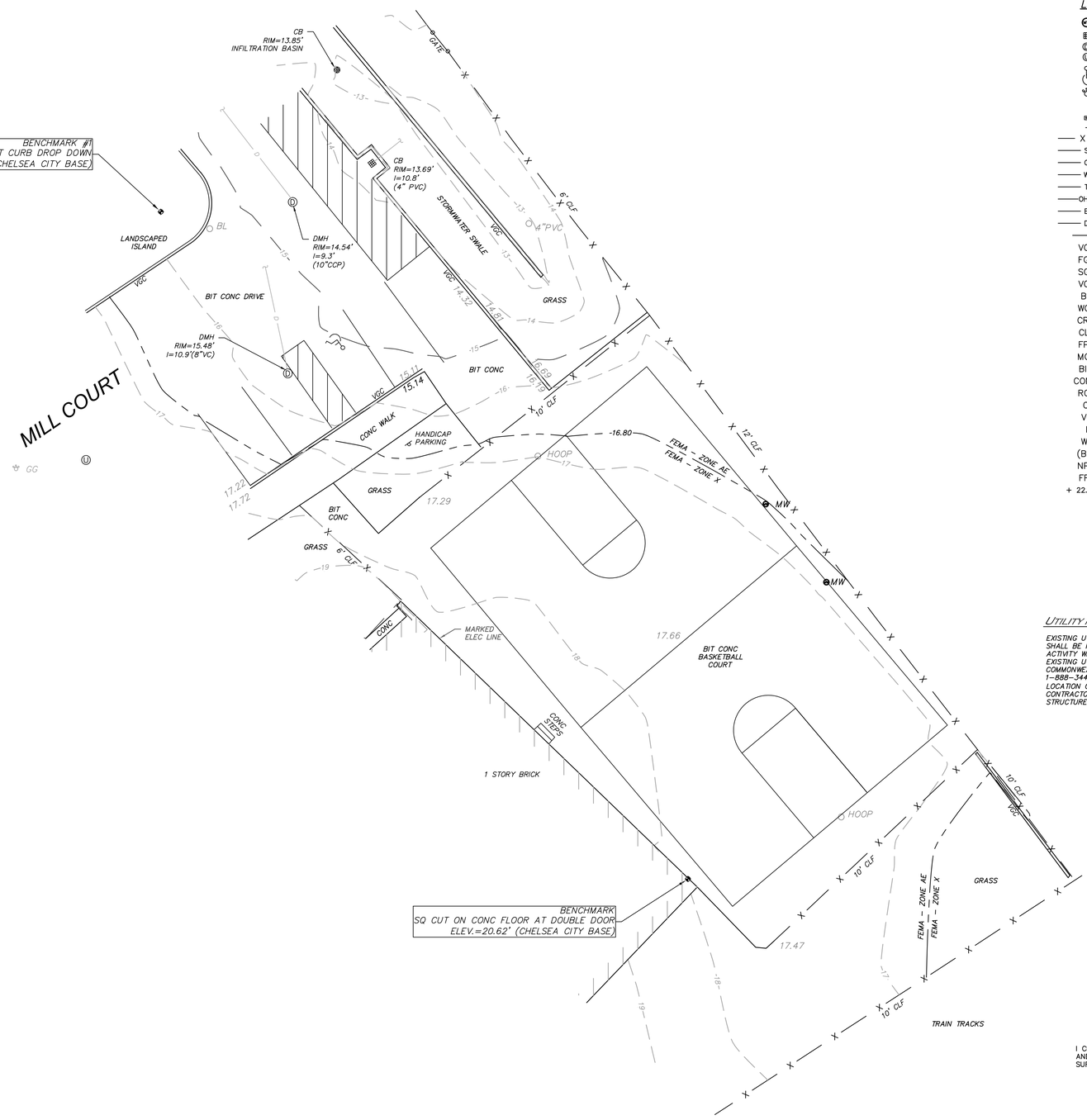

| | |
|---|---|
| EC | Existing Conditions Plan |
| L1.0 | Site Preparation & Removals Plan |
| L2.0 | Materials Plan |
| L3.0 | Layout Plan |
| L4.0 | Grading, Utilities & Planting Plan |
| L5.0 | Details |
| L5.1 | Details |


COMMONWEALTH OF MASSACHUSETTS · JOHN J. CHRISTIAN · NO. 1513 · REGISTERED LANDSCAPE ARCHITECT

SITE IMPROVEMENTS TO: MACE HOUSING BASKETBALL COURT RENOVATION




LOCUS MAP
(NOT TO SCALE)




0 10 20 30 40
SCALE: 1" = 10'

## LEGEND

| | |
|---|---|
| MW | MONITORING WELL |
| | CATCH BASIN (CB) |
| D | DRAIN MANHOLE (DMH) |
| U | UNKNOWN MANHOLE |
| | HANDICAPPED PARKING |
| G.G. | GAS GATE |
| | BOLLARD |
| FA | FIRE ALARM BOX |
| | SIGN |
| X | CHAIN LINK FENCE |
| S | SEWER LINE |
| G | GAS LINE |
| W | WATER LINE |
| T | TELEPHONE LINE |
| OHW | OVERHEAD WIRES |
| E | ELECTRIC LINE |
| D | DRAIN LINE |
| | TERMINUS UNKNOWN |
| VGC | VERTICAL GRANITE CURB |
| FGC | FLUSH GRANITE CURB |
| SGC | SLOPED GRANITE CURB |
| VCC | VERTICAL CONCRETE CURB |
| BB | BITUMINOUS BERM |
| WCB | CONCRETE BLOCK WALL |
| CRW | CONCRETE RETAINING WALL |
| CLF | CHAIN LINK FENCE |
| FPR | POST & RAIL FENCE |
| MGR | METAL GUARD RAIL |
| BIT. | BITUMINOUS |
| CONC. | CONCRETE |
| RCP | REINFORCED CONCRETE PIPE |
| CI | CAST IRON PIPE |
| VC | VITRIFIED CLAY PIPE |
| I | INVERT |
| WL | WATER LEVEL |
| (BC) | BOTTOM CENTER |
| NPV | NO PIPES VISIBLE |
| FFE | FINISHED FLOOR ELEVATION |
| + 22.67 | SPOT GRADE |

## GENERAL NOTES

1. THIS PLAN IS BASED UPON AN ON-THE-GROUND SURVEY PERFORMED BY GM2 ASSOCIATES, INC. IN SEPTEMBER, 2022.
2. HORIZONTAL DATUM IS BASED UPON NAD'83(MASSACHUSETTS MAINLAND ZONE-USFT) AS DERIVED VIA REDUNDANT GNSS OBSERVATIONS PERFORMED BY GM2 ASSOCIATES, INC. IN SEPTEMBER, 2022.
3. VERTICAL DATUM IS BASED UPON CHELSEA CITY BASE CONVERTED 2.072 METERS (6.798 FT), USING THE 1996 MASS HIGHWAY SURVEY MANUAL APPENDIX A-2 TABLE, FROM NAVD'88(GEOID18) AS DERIVED VIA REDUNDANT GNSS OBSERVATIONS PERFORMED BY GM2 ASSOCIATES, INC. IN SEPTEMBER, 2022. THE FOLLOWING TEMPORARY BENCHMARKS WERE SET NEAR THE SITE AND ARE GRAPHICALLY DEPICTED ON THE PLAN:

   TBM#1
   ELEV=16.28' (CHELSEA CITY BASE)
   DESC: SQ CUT CURB DROP DOWN

   TBM#2
   ELEV=20.62' (CHELSEA CITY BASE)
   DESC: SQ CUT CONC FLOOR

4. LOCUS IS LOCATED WITHIN ZONES X, WITH A PORTION LOCATED WITHIN ZONE AE (EL=10) AS GRAPHICALLY DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 25025C0019J, EFFECTIVE DATE MARCH 16, 2016.

## UTILITY NOTE

EXISTING UTILITIES, WHERE SHOWN HEREON, ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING ANY ON-SITE ACTIVITY WITH DIG-SAFE AND THE APPROPRIATE UTILITY COMPANY AND MAINTAINING EXISTING UTILITY SYSTEM SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE COMMONWEALTH OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 40, AT 1-888-344-7233. NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERTS OR UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN IS BASED UPON AN ON-THE-GROUND SURVEY PERFORMED BY GM2 ASSOCIATES, INC.

COMMONWEALTH OF MASSACHUSETTS
SHAINE R. BONIN
No. 57489
REGISTERED
PROFESSIONAL LAND SURVEYOR

Shaine Bonin — 11/17/22

PROFESSIONAL LAND SURVEYOR FOR GM2 ASSOCIATES, INC. — DATE

# EXISTING CONDITIONS PLAN

465 CRESCENT AVENUE
IN
CHELSEA
MASSACHUSETTS
(SUFFOLK COUNTY)

NOVEMBER 17, 2022

PREPARED FOR:

CBA LANDSCAPE ARCHITECTS, LLC
24 THORNDIKE STREET
CAMBRIDGE, MA 02141

| | |
|---|---|
| PROJECT NO: | 40478.01 |
| FIELD: | L.GIANGRANDE, B. SPILAINE |
| DRAFTED: | D. BEATI |
| CHECKED: | S. BONIN |

GM2 ASSOCIATES
10 CABOT ROAD
SUITE 101B
MEDFORD, MA
02155
617.776.3350

SHEET NO. 1 OF 1

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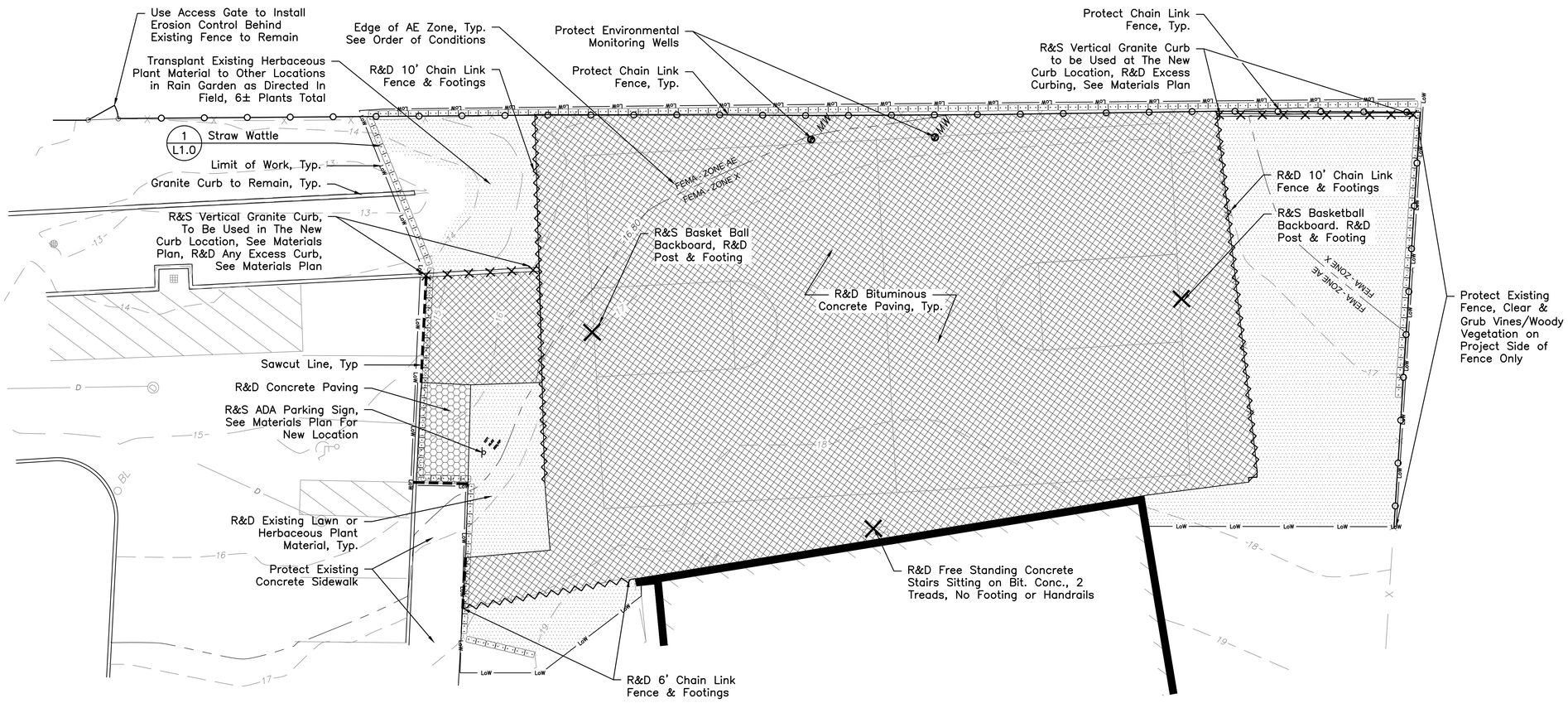
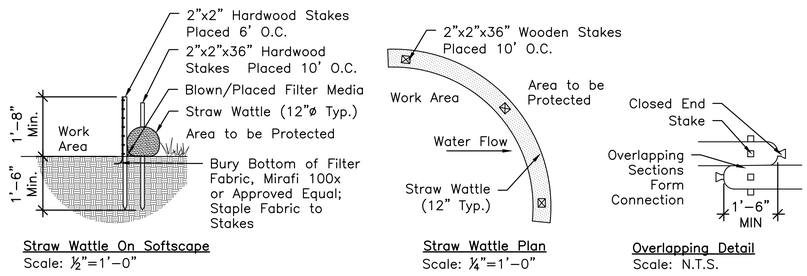
File: P:\2022 PROJECTS\40478.01 CHELSEA, 465 CRESCENT AVE, FC\SURVEY\PROJECT DRAWING DATA\DWG\40478001EC


Use Access Gate to Install Erosion Control Behind Existing Fence to Remain
Transplant Existing Herbaceous Plant Material to Other Locations in Rain Garden as Directed In Field, 6± Plants Total
1 L1.0
Straw Wattle
Limit of Work, Typ.
Granite Curb to Remain, Typ.
R&S Vertical Granite Curb, To Be Used in The New Curb Location, See Materials Plan, R&D Any Excess Curb, See Materials Plan
Sawcut Line, Typ
R&D Concrete Paving
R&S ADA Parking Sign, See Materials Plan For New Location
R&D Existing Lawn or Herbaceous Plant Material, Typ.
Protect Existing Concrete Sidewalk
R&D 6' Chain Link Fence & Footings
Edge of AE Zone, Typ. See Order of Conditions
R&D 10' Chain Link Fence & Footings
Protect Environmental Monitoring Wells
Protect Chain Link Fence, Typ.
FEMA - ZONE AE
FEMA - ZONE X
R&S Basket Ball Backboard, R&D Post & Footing
R&D Bituminous Concrete Paving, Typ.
R&D Free Standing Concrete Stairs Sitting on Bit. Conc., 2 Treads, No Footing or Handrails
Protect Chain Link Fence, Typ.
R&S Vertical Granite Curb to be Used at The New Curb Location, R&D Excess Curbing, See Materials Plan
R&D 10' Chain Link Fence & Footings
R&S Basketball Backboard. R&D Post & Footing
Protect Existing Fence, Clear & Grub Vines/Woody Vegetation on Project Side of Fence Only


2"x2" Hardwood Stakes Placed 6' O.C.
2"x2"x36" Hardwood Stakes Placed 10' O.C.
Blown/Placed Filter Media
Straw Wattle (12"ø Typ.)
Area to be Protected
Bury Bottom of Filter Fabric, Mirafi 100x or Approved Equal; Staple Fabric to Stakes
1'-8" Min.
1'-6" Min.
Work Area
2"x2"x36" Wooden Stakes Placed 10' O.C.
Area to be Protected
Work Area
Water Flow
Straw Wattle (12" Typ.)
Closed End Stake
Overlapping Sections Form Connection
1'-6" MIN

Straw Wattle On Softscape
Scale: ½"=1'-0"

Straw Wattle Plan
Scale: ¼"=1'-0"

Overlapping Detail
Scale: N.T.S.

Notes:
1. SEE ORDER OF CONDITIONS FOR ANY ADDITIONAL REQUIREMENTS (SPECIFICATIONS APPENDIX A).
2. Contractor to submit Straw Wattle product information for approval by Landscape Architect.
3. Follow all manufacturer's specifications and instructions.
4. Silt Fence to be placed in front of all erosion control. See Tree Protection Detail for installation.

## 1 STRAW WATTLE

Scale: ½" = 1'-0"

## REMOVAL NOTES

1. **Prior to starting work, contractor to review Order of Conditions (Included in Specifications as Appendix A) and meet all requirements set forth by the Conservation Commission during the course of the project.**
2. The Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures prior to starting construction. Call DIG-SAFE (1-888-DIG-SAFE). ALL EXISTING UTILITY LINES MAY NOT BE SHOWN ON SURVEY; DIG-SAFE IS REQUIRED
3. Contractor shall complete all demolition and removals required to complete the intent of the proposed design. Notify Landscape Architect of any and all discrepancies between existing conditions and contract documents before beginning that portion of work.
4. Locations of existing site features as shown must be considered approximate as to the location, size and as-built condition and are provided for informational purposes only. Contractor is solely responsible for determining actual field conditions.
5. The Owner shall have right of first refusal on all removed materials not indicated for reuse or stockpiling. Contractor is responsible for proper disposal of all refused materials, off-site and in accordance with all local and state regulations.
6. Protect from damage all removed items designated for reuse in the project, or for reuse or stockpiling by the Owner.
7. Protect from damage all utilities, vegetation, paving, and any other site feature that is not designated for removal.
8. Any damaged item not scheduled for removal shall be restored by the Contractor at no extra charge to the Owner.
9. Temporary fencing with construction signage shall be installed around the perimeter of the work and staging areas, not otherwise enclosed by permanent fencing, to secure project site and notify the public of the closure for construction; see Specifications section 01 56 00 and 10 14 00. The Temporary Fencing shall be the minimum necessary to enclose the work and staging unless otherwise directed in the Field. All public pathways outside the indicated fencing shall remain open.
10. Contractor shall review items to be removed, proposed staging areas, access routes, and intended procedure for accomplishing the Work with the Landscape Architect and Owner's Representative prior to commencement of work.

## LEGEND

| | |
|---|---|
| | Limit of Work |
| | Edge of AE Zone |
| | Erosion Control |
| Typ. | Typical |
| R&D | Remove & Dispose |
| R&R | Remove & Relocate (See Materials Plan) |
| | Sawcut Line |
| | Fence to Remain |
| | R&D Object |
| | Item to R&S / R&D |
| | R&D Concrete Paving |
| | R&D Bituminous Concrete Paving |
| | R&D Existing Lawn & Perennial Plants |

0 4 8 16 24 32

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landscape architecture
urban design
master planning

# MACE HOUSING BASKETBALL COURT

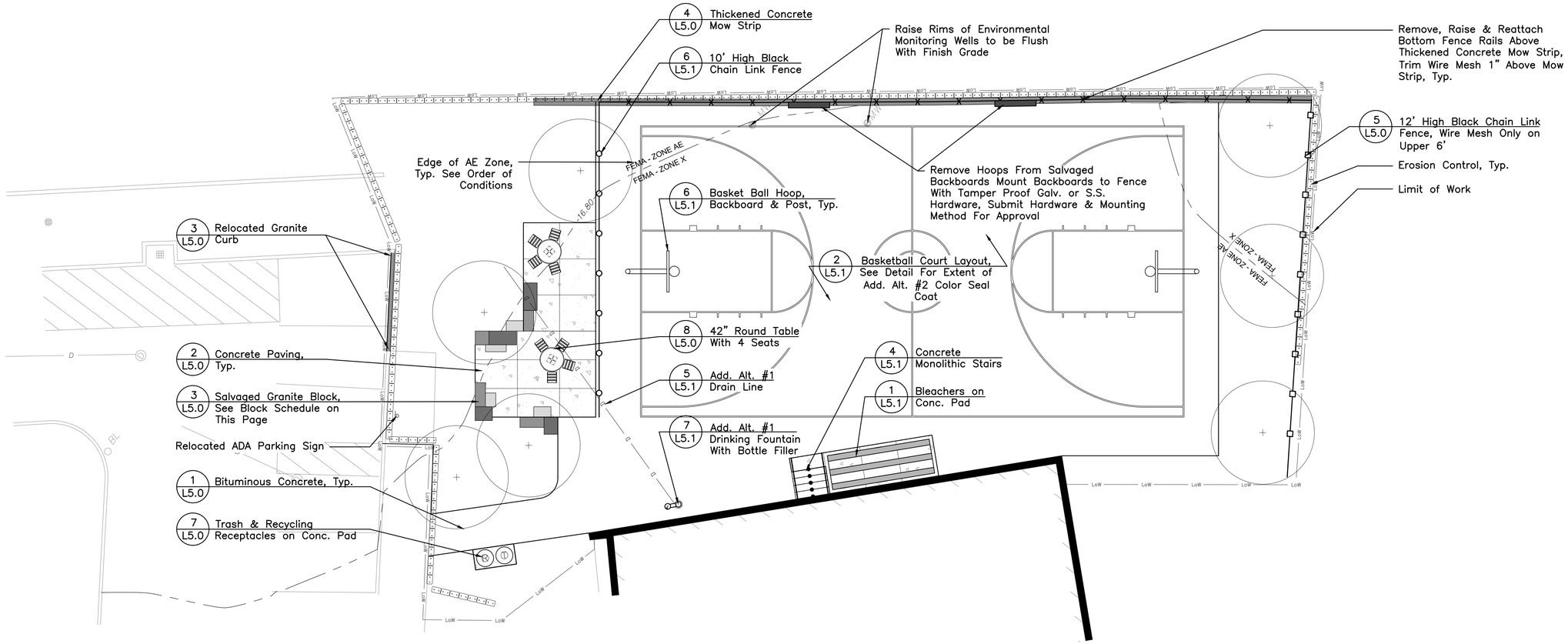
Chelsea, MA

SITE PREPARATION & REMOVALS PLAN

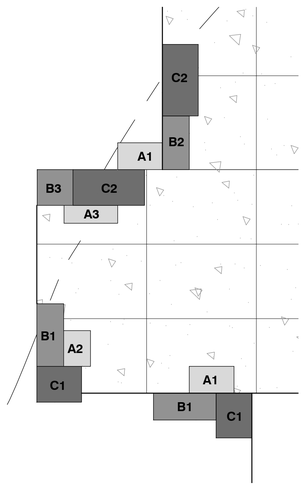
| | |
|---|---|
| DATE: | 05-01-23 |
| SCALE: | 1/8" = 1'-0" |
| FILE: | CHB_L1.0 DM.dwg |
| DWN BY: | PAH |
| CKD BY: | DJC |
| PROJ. # : | 2201 |

COMMONWEALTH OF MASSACHUSETTS * DENIS J. CAMPBELL * NO. 1512 * REGISTERED LANDSCAPE ARCHITECT

L1.0


4 L5.0 Thickened Concrete Mow Strip
6 L5.1 10' High Black Chain Link Fence
Raise Rims of Environmental Monitoring Wells to be Flush With Finish Grade
Remove, Raise & Reattach Bottom Fence Rails Above Thickened Concrete Mow Strip, Trim Wire Mesh 1" Above Mow Strip, Typ.
5 L5.0 12' High Black Chain Link Fence, Wire Mesh Only on Upper 6'
Erosion Control, Typ.
Limit of Work
Edge of AE Zone, Typ. See Order of Conditions
FEMA - ZONE AE
FEMA - ZONE X
6 L5.1 Basket Ball Hoop, Backboard & Post, Typ.
Remove Hoops From Salvaged Backboards Mount Backboards to Fence With Tamper Proof Galv. or S.S. Hardware, Submit Hardware & Mounting Method For Approval
2 L5.1 Basketball Court Layout, See Detail For Extent of Add. Alt. #2 Color Seal Coat
3 L5.0 Relocated Granite Curb
8 L5.0 42" Round Table With 4 Seats
4 L5.1 Concrete Monolithic Stairs
2 L5.0 Concrete Paving, Typ.
5 L5.1 Add. Alt. #1 Drain Line
1 L5.1 Bleachers on Conc. Pad
3 L5.0 Salvaged Granite Block, See Block Schedule on This Page
7 L5.1 Add. Alt. #1 Drinking Fountain With Bottle Filler
Relocated ADA Parking Sign
1 L5.0 Bituminous Concrete, Typ.
7 L5.0 Trash & Recycling Receptacles on Conc. Pad
16.80
LoW
MOD
D
BL

## GRANITE BLOCK SCHEDULE




| Approximate Block Dimensions |
|---|
| A1: 12"–16"(H)x18"(W)x30"(L) |
| A2: 12"–16"(H)x18"(W)x24"(L) |
| A3: 12"–16"(H)x12"(W)x36"(L) |
| B1: 18"–22"(H)x18"(W)x42"(L) |
| B2: 18"–22"(H)x18"(W)x36"(L) |
| B3: 18"–22"(H)x24"(W)x24"(L) |
| C1: 24"–30"(H)x24"(W)x30"(L) |
| C2: 24"–30"(H)x24"(W)x48"(L) |

Note: Actual block sizes and layout may vary depending on final block availability; confirm layout with Landscape Architect based on final block sizes.

## ALTERNATIVES

1. Alternative #1 – Bottle Filler, Drainline, Water Connection from Building.
2. Alternative #2 – Basketball Court Seal Coating, does not include Line Striping which is part of the Base Bid.

## MATERIAL NOTES

1. **Prior to starting work, contractor to review Order of Conditions (Included in Specifications as Appendix A) and meet all requirements set forth by the Conservation Commission during the course of the project.**
2. The Contractor shall verify locations of and protect all utilities, drainage, and sub–drainage structures prior to commencing work.
3. All site construction shall be in conformance with the Massachusetts Department of Transportation (MassDOT) standard specifications for highways and bridges, and the City of Chelsea DPW.
4. Contractor shall verify all dimensions and elevations on the ground and report any discrepancies to the Landscape Architect prior to commencing construction.
5. All utility structures and lines to be coordinated with footings for site features.
6. Repair any damage to existing site features to remain and to any disruption beyond the limit of work.

## LEGEND

- LoW — Limit of Work
- Erosion Control Barrier
- Typ. — Typical
- Edge of AE Zone
- Existing Chain Link Fence to Remain
- 10' Black Vinyl Chain Link Fence
- 12' Black Vinyl Chain Link Fence, Wire Mesh Only on Top 6' of Fence
- Concrete Paving
- Free Standing Salvaged Granite Blocks
- 42" Round Table With 4 Seats
- Trash/Recycling Receptacles
- Proposed Tree

0 4 8 16 24 32

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# MACE HOUSING BASKETBALL COURT

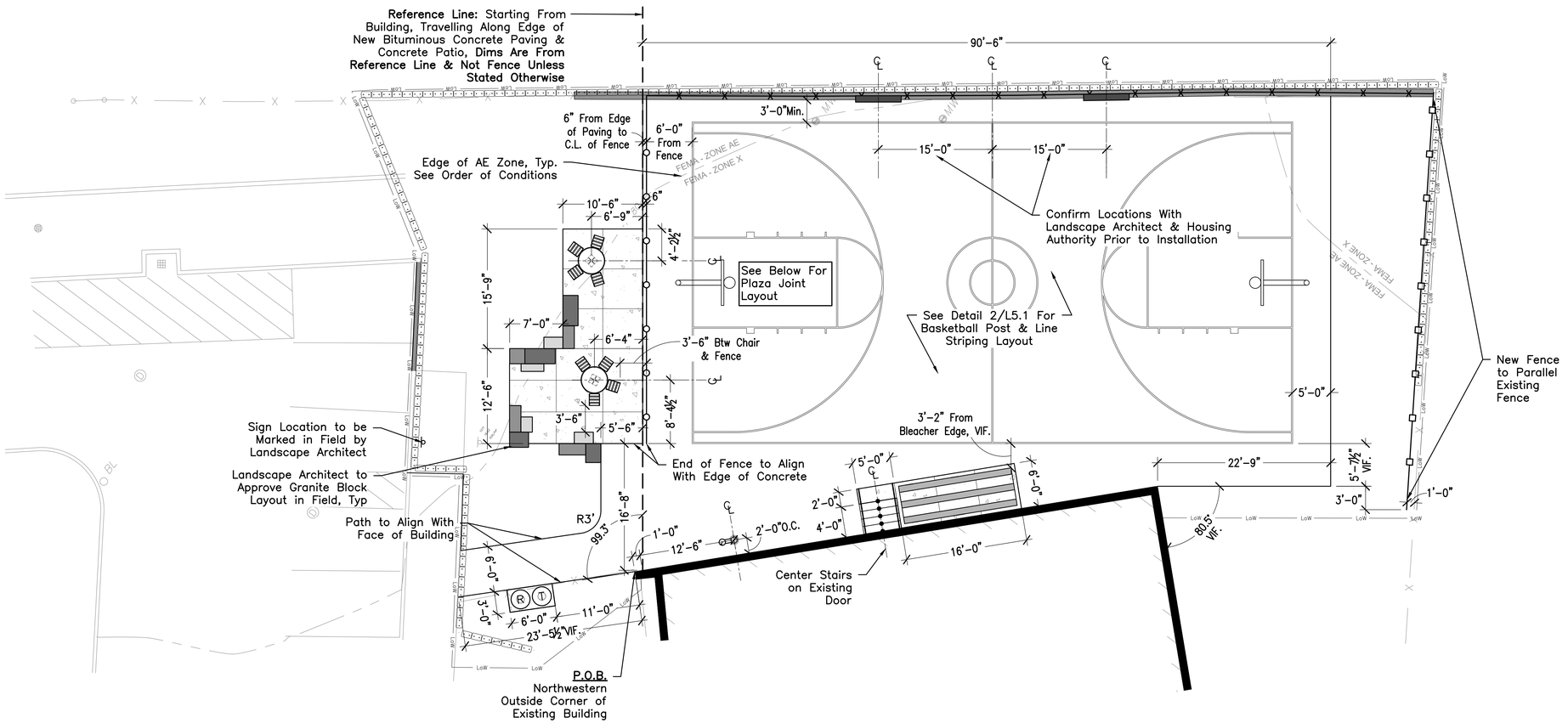
Chelsea, MA

MATERIALS PLAN

| | |
|---|---|
| DATE: | 05-01-23 |
| SCALE: | 1/8" = 1'-0" |
| FILE: | CHB_L2.0 MA.dwg |
| DWN BY: | PAH |
| CKD BY: | DJC |
| PROJ. # : | 2201 |

MASSACHUSETTS — CRAIG J. CHADWICK — NO. 1512 — REGISTERED LANDSCAPE ARCHITECT

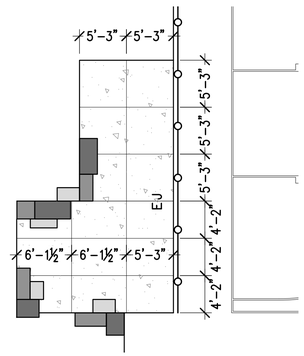
L2.0




## LAYOUT NOTES

1. **Prior to starting work, contractor to review Order of Conditions (Included in Specifications as Appendix A) and meet all requirements set forth by the Conservation Commission during the course of the project.**
2. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub–drainage structures. Call DIG–SAFE.
3. An AutoCAD file will be provided to the Contractor for use in GPS based layout of features at the Contractor's request. Some areas are to be laid out in the field.
4. Landscape Contractor shall verify all dimensions and elevations on the ground prior to commencement of construction, and shall immediately report any discrepancies to the Landscape Architect for clarification and resolution prior to commencement.
5. Landscape Contractor shall stake layout of plan on the site for approval of Landscape Architect before commencement of construction.
6. All layout shall be by the dimensions noted, or via AutoCAD/GPS; do not scale directly from the plan. If clarification regarding a dimension or layout order is required, the Contractor shall contact the Landscape Architect.
7. When not otherwise indicated, all dimensions are to the faces of curbs and wall. Dimensions are measured perpendicular to guidelines, centerlines, and features unless indicated otherwise.
8. Dimensions marked with "±" and/or "VIF." are intended for confirmation of conformance to the expected conditions and (where applicable) that acceptable slopes and clearances are provided. Once layout has been established using other dimensions, the Contractor shall verify these dimensions (to within a tolerance of 1/2") and report any discrepancy to the Landscape Architect for acceptance or instruction regarding adjustment. These dimensions should not be used to lay out elements.

## PLAZA JOINT LAYOUT




## LEGEND

| | | | |
|---|---|---|---|
| LoW | Limit of Work | P.O.B. | Point of Beginning |
| | Erosion Control Barrier | Typ. | Typical |
| | | VIF. | Verify In Field |
| | Edge of AE Zone | EQ. | Equal |
| ℄ | Center Line | O.C. | On Center |
| | Reference Line | ± | Plus or Minus |
| E J | Expansion Joint | R | Radius |
| Align | Align Edges | | |

0 4 8 16 24 32

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landscape architecture
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master planning

# MACE HOUSING BASKETBALL COURT

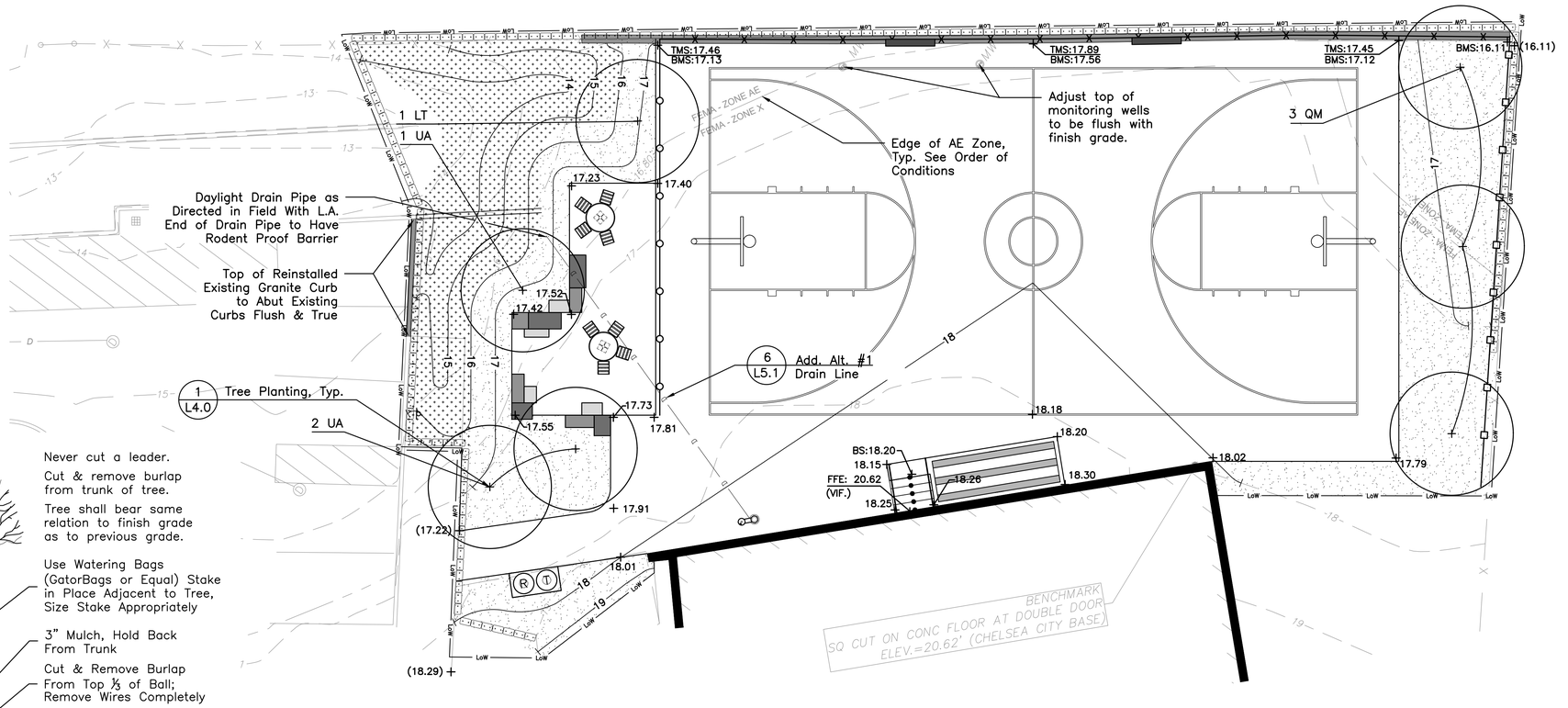
Chelsea, MA

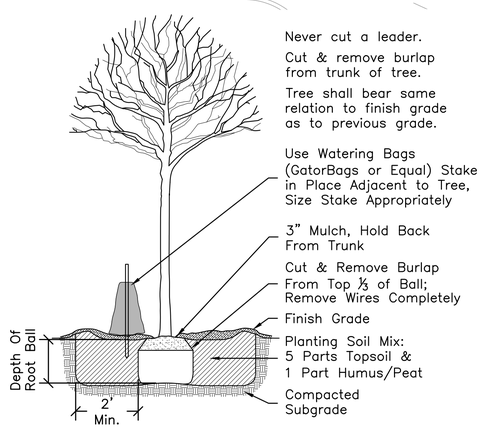
LAYOUT PLAN

| | |
|---|---|
| DATE: | 05-01-23 |
| SCALE: | 1/8" = 1'-0" |
| FILE: | CHB_L3.0 LA.dwg |
| DWN BY: | PAH |
| CKD BY: | DJC |
| PROJ. # : | 2201 |

MASSACHUSETTS
CRAIG J. CHADWICK
REGISTERED LANDSCAPE ARCHITECT
NO. 1512

L3.0





Never cut a leader.
Cut & remove burlap from trunk of tree.
Tree shall bear same relation to finish grade as to previous grade.
Use Watering Bags (GatorBags or Equal) Stake in Place Adjacent to Tree, Size Stake Appropriately
3" Mulch, Hold Back From Trunk
Cut & Remove Burlap From Top ⅓ of Ball; Remove Wires Completely
Finish Grade
Planting Soil Mix: 5 Parts Topsoil & 1 Part Humus/Peat
Compacted Subgrade
Depth Of Root Ball
2' Min.

1 TREE PLANTING

Scale: ⅜" = 1'–0"

## PLANT LIST

TREES

| SYM | QTY | BOTANICAL NAME | COMMON NAME | SIZE | NOTES |
|---|---|---|---|---|---|
| LT | 1 | Liriodendron tulipifera | Tulip Tree | 3"–3.5" CAL. | B&B |
| QM | 3 | Quercus macrocarpa 'Urban Pinnacle' | Urban Pinnacle Burr Oak | 3"–3.5" CAL. | B&B |
| UA | 3 | Ulmus americana 'Princeton' | Princeton American Elm | 3"–3.5" CAL. | B&B |

SEED MIX

Type

Grass Seed Mix to be Black Beauty Ultra by Jonathan Green Co. or Approved Equal 70% Tall Fescues, 20% Perennial Ryegrass, 10% Kentucky Bluegrass

Jonathan Green Co: Address: 48 Squankum Yellowbrook Rd., Farmingdale, NJ 07727
Phone: (732) 938–9552 Website: www.jonathangreen.com

Wetland Seed Mix to be New England Wetmix (Wetland Seed Mix) by New England Wetland Plants or Approved Equal, Species to Include or be Similar to Below.

Fox Sedge (Carex vulpinoidea), Lurid Sedge (Carex lurida), Blunt Broom Sedge (Carex scoparia), Blue Vervain (Verbena hastata), Fowl Bluegrass (Poa palustris), Hop Sedge (Carex lupulina), Green Bulrush (Scirpus atrovirens), Creeping Spike Rush (Eleocharis palustris), Fringed Sedge (Carex crinita), Soft Rush (Juncus effusus), Spotted Joe Pye Weed (Eupatorium maculatum), Rattlesnake Grass (Glyceria canadensis), Swamp aster (Aster puniceus), Blueflag (Iris versicolor), Swamp Milkweed (Asclepias incarnata), Square stemmed Monkey Flower (Mimulus ringens).

New England Wetland Plants:
Address: 820 West Street, Amherst, MA 01002
Phone: (413) 549–4000 Email: info@newp.com

## PLANTING NOTES

1. **Prior to starting work, contractor to review Order of Conditions (Included in Specifications as Appendix A) and meet all requirements set forth by the Conservation Commission during the course of the project.**
2. The Contractor shall protect all utilities prior to starting construction.
3. The Contractor shall supply all plant materials in quantities sufficient to complete all planting shown on this drawing.
4. All plant materials to conform to guidelines established by the American Standard for Nursery Stock published by the American Assn. of Nurserymen.
5. Landscape Architecture to tag all trees at nursery and approve all plant materials on site prior to installation.
6. All plants to be placed or staked on the site for approval by the Landscape Architect prior to installation.
7. If the Plant List does not agree with the Planting Plan, the Plan shall be followed.
8. No substitution of plant materials shall be allowed without approval of Landscape Architect.
9. The Contractor shall guarantee all plant materials for one year, meadow mix and lawns for one year following final acceptance. See Specifications for conditions of final acceptance.
10. Maintenance shall begin immediately after an area is planted and shall continue until final acceptance. The minimum maintenance period shall be ninety (90) calendar days after completion of all plant installations. Watering and mowing shall be done by the Contractor for the full 90 days.
11. All planting beds to have a minimum 12" depth of topsoil.
12. All areas called out as lawn within Limit of Landscape Work is to be hydroseeded lawn. Remove old lawn, weeds and mulch, and rototill. Add topsoil so that all lawns have a minimum 6" depth of topsoil. See Specs for requirements.

## GRADING & UTILITY NOTES

1. **Prior to starting work, contractor to review Order of Conditions (Included in Specifications as Appendix A) and meet all requirements set forth by the Conservation Commission during the course of the project.**
2. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub–drainage structures prior to commencing work. Call DIG–Safe.
3. Landscape Contractor shall verify all dimensions and elevations on the ground and report any discrepancies to the Landscape Architect prior to commencing construction.
4. Grade stakes to be set for approval by The Landscape Architect prior to installation of gravel bases and prior to all paving and edges.
5. All transitions to existing grades to be smooth and gradual.
6. Grade surfaces to assure positive drainage away from all structures and to prevent ponding of surface drainage.
7. Pitch evenly between spot grading. Any discrepancies not allowing an even pitch to occur shall be reported to the Landscape Architect prior to continuing work.
8. Handicap Accessible Areas shall be in conformance with the rules and regulations of the Architectural Access Board and the American's With Disabilities Act.
9. All utility & drain lines to be coordinated with footings for site features. Contractor to reset the top of any existing utility structures in the regraded areas to work with the revised grades, i.e. environmental monitoring wells, hand holes, rims, etc.
10. Repair any damage to existing site features to remain and to any disruption beyond the limit of work.
11. All utility & drain lines to be coordinated with footings for site features.

## LEGEND

| | |
|---|---|
| LOW | Limit of Work |
| | Erosion Control Barrier |
| | Edge of AE Zone |
| –50– | Existing Contour |
| 50 | Proposed Contour |
| D | Drainline |
| + (19.00) | Existing Spot Elevation |
| + 19.00 | Proposed Spot Elevation |
| +TMS | Top of Mow Strip |
| +BMS | Bottom of Mow Strip |
| | Grass Seed |
| | Rain Garden |
| | Proposed Tree |

0 4 8 16 24 32

CBA | Landscape Architects LLC
24 THORNDIKE STREET I CAMBRIDGE MA 02141
phone 617.945.9760 I www.cbaland.com I cba@cbaland.com
landscape architecture
urban design
master planning

# MACE HOUSING BASKETBALL COURT

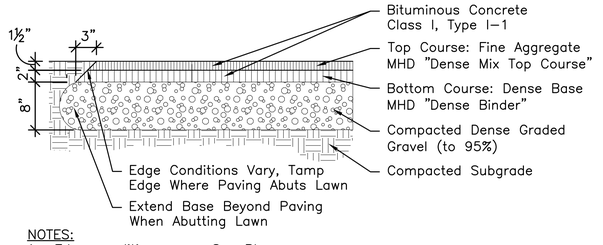
Chelsea, MA

GRADING, UTILITIES & PLANTING PLAN

| | |
|---|---|
| DATE: | 05-01-23 |
| SCALE: | 1/8" = 1' - 0" |
| FILE: | CHB_L5.0 GR-UT-PL.dwg |
| DWN BY: | PAH |
| CKD BY: | DJC |
| PROJ. # : | 2201 |

DENIS J. CHANCO REGISTERED LANDSCAPE ARCHITECT NO. 1512 COMMONWEALTH OF MASSACHUSETTS

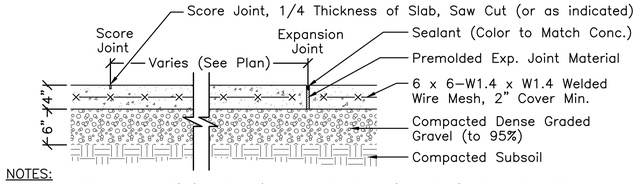
L4.0


1½"
3"
2"
8"
Bituminous Concrete Class I, Type I–1
Top Course: Fine Aggregate MHD "Dense Mix Top Course"
Bottom Course: Dense Base MHD "Dense Binder"
Compacted Dense Graded Gravel (to 95%)
Compacted Subgrade
Edge Conditions Vary, Tamp Edge Where Paving Abuts Lawn
Extend Base Beyond Paving When Abutting Lawn

NOTES:
1. Edge conditions vary. See Plans.
2. See Specifications for Color Sealcoating.

## 1 BITUMINOUS CONCRETE PAVING

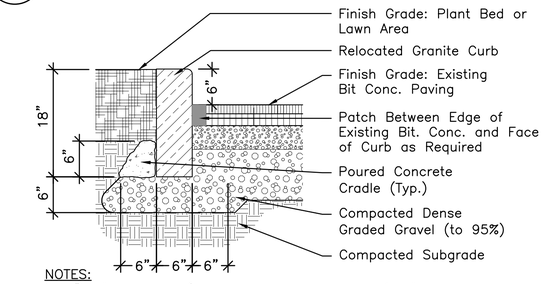
Scale: 1" = 1'–0"


Score Joint, 1/4 Thickness of Slab, Saw Cut (or as indicated)
Score Joint
Varies (See Plan)
Expansion Joint
Sealant (Color to Match Conc.)
Premolded Exp. Joint Material
6 x 6–W1.4 x W1.4 Welded Wire Mesh, 2" Cover Min.
Compacted Dense Graded Gravel (to 95%)
Compacted Subsoil
4"
6"

NOTES:
1. Score joints every 6' (maximum), both directions (see Plan). Expansion joints every 25' (maximum). Locate expansion joints where concrete abuts structures, curbs, walls, or other paving materials.
2. Concrete to be 4000 PSI (28 days). Except where otherwise noted, concrete shall have a light broom finish.
3. All concrete pavements and pads shall slope to drain (1.9% maximum cross slope). Coordinate with adjacent grades. See grading plan L4.0.

## 2 CONCRETE PAVING

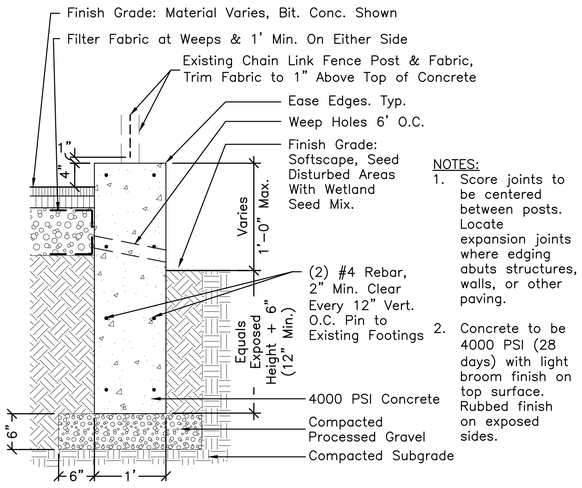
Scale: 1"=1'–0"




NOTES:
1. Provide sample for approval by Landscape Architect.

## 3 RELOCATED GRANITE CURB

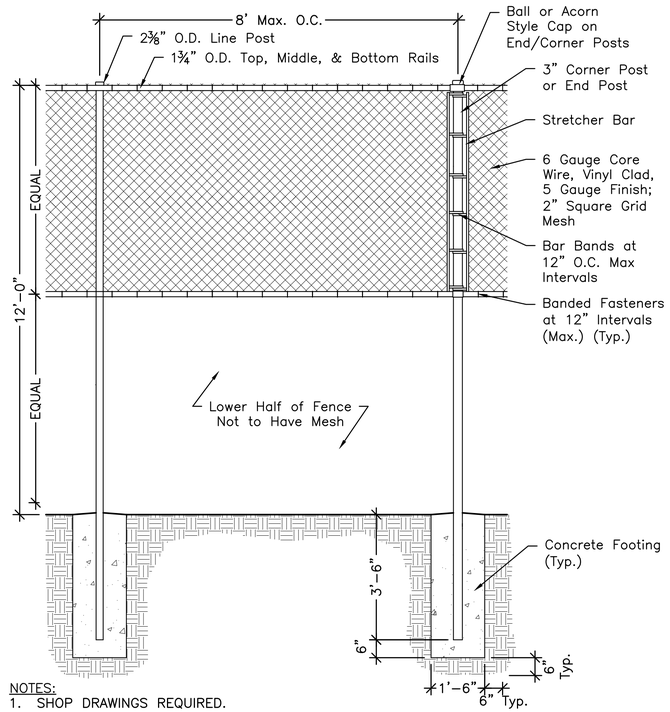
Scale: 1" = 1'–0"


Finish Grade: Material Varies, Bit. Conc. Shown
Filter Fabric at Weeps & 1' Min. On Either Side
Existing Chain Link Fence Post & Fabric, Trim Fabric to 1" Above Top of Concrete
Ease Edges. Typ.
Weep Holes 6' O.C.
Finish Grade: Softscape, Seed Disturbed Areas With Wetland Seed Mix.
1"
4"
Varies
1'–0" Max.
(2) #4 Rebar, 2" Min. Clear Every 12" Vert. O.C. Pin to Existing Footings
Equals Exposed Height + 6" (12" Min.)
4000 PSI Concrete
Compacted Processed Gravel
Compacted Subgrade
6"
6"
1'

NOTES:
1. Score joints to be centered between posts. Locate expansion joints where edging abuts structures, walls, or other paving.
2. Concrete to be 4000 PSI (28 days) with light broom finish on top surface. Rubbed finish on exposed sides.

## 4 THICKENED CONCRETE MOW STRIP

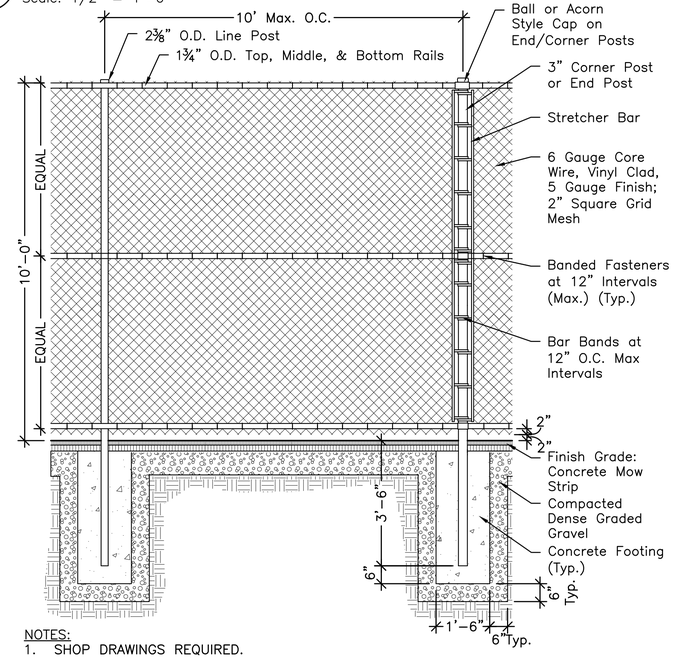
Scale: 1" = 1'–0"


8' Max. O.C.
2⅜" O.D. Line Post
1¾" O.D. Top, Middle, & Bottom Rails
Ball or Acorn Style Cap on End/Corner Posts
3" Corner Post or End Post
Stretcher Bar
6 Gauge Core Wire, Vinyl Clad, 5 Gauge Finish; 2" Square Grid Mesh
Bar Bands at 12" O.C. Max Intervals
Banded Fasteners at 12" Intervals (Max.) (Typ.)
12'–0"
EQUAL
EQUAL
Lower Half of Fence Not to Have Mesh
Concrete Footing (Typ.)
3'–6"
6"
1'–6"
6" Typ.
6" Typ.

NOTES:
1. SHOP DRAWINGS REQUIRED.
2. All Mesh and Clips/Ties to be covered with black fused–and–bonded PVC. All other members to be black perma–coat color galvanized. All fabric to be knuckled selvage, top & bottom.
3. All posts, fabric, fabric ties, caps & other fence equipment shall be vinyl coated.

## 5 12–FT HIGH BLACK CHAIN LINK FENCE

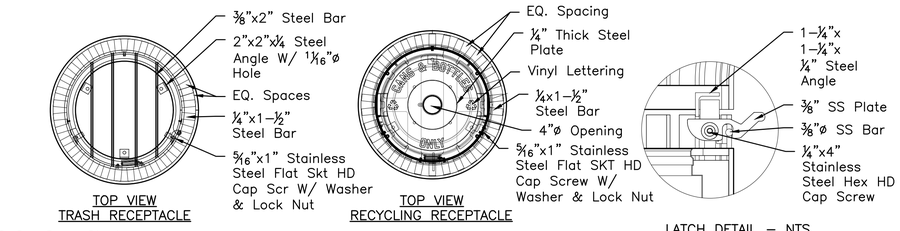
Scale: 1/2" = 1'–0"

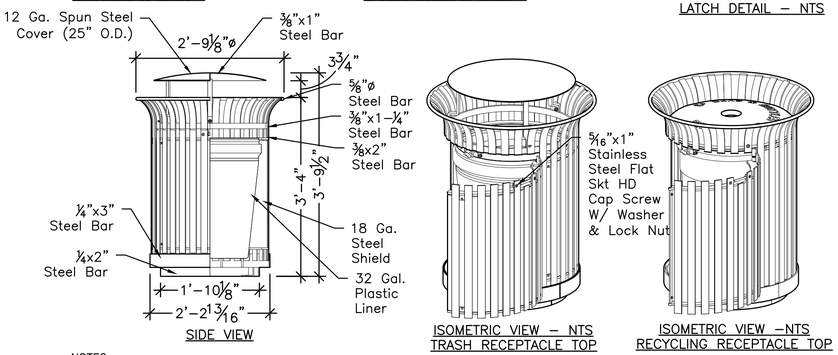



NOTES:
1. SHOP DRAWINGS REQUIRED.
2. All Mesh and Clips/Ties to be covered with black fused–and–bonded PVC. All other members to be black perma–coat color galvanized. All fabric to be knuckled selvage, top & bottom.
3. All Rail–To–Rail connections to occur at posts.
4. Contiguous center rails required on all panels with black steel banded fasteners 12" O.C. vertical & horizontal.

## 6 10–FT HIGH BLACK CHAIN LINK FENCE

Scale: 1/2" = 1'–0"

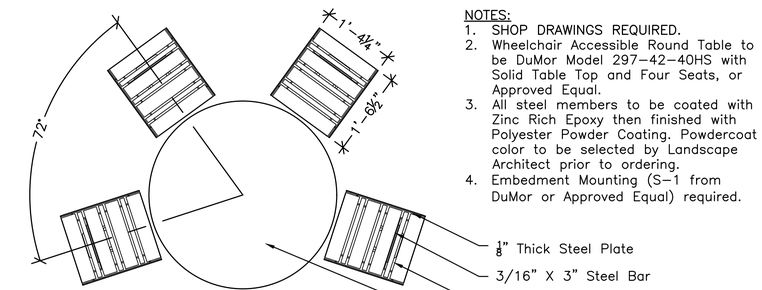

⅜"x2" Steel Bar
2"x2"x¼ Steel Angle W/ 1 1/16"ø Hole
EQ. Spaces
¼"x1–½" Steel Bar
5/16"x1" Stainless Steel Flat Skt HD Cap Scr W/ Washer & Lock Nut
TOP VIEW TRASH RECEPTACLE
EQ. Spacing
¼" Thick Steel Plate
Vinyl Lettering
¼x1–½" Steel Bar
4"ø Opening
5/16"x1" Stainless Steel Flat SKT HD Cap Screw W/ Washer & Lock Nut
TOP VIEW RECYCLING RECEPTACLE
1–¼"x 1–¼"x ¼" Steel Angle
⅜" SS Plate
⅜"ø SS Bar
¼"x4" Stainless Steel Hex HD Cap Screw
LATCH DETAIL – NTS



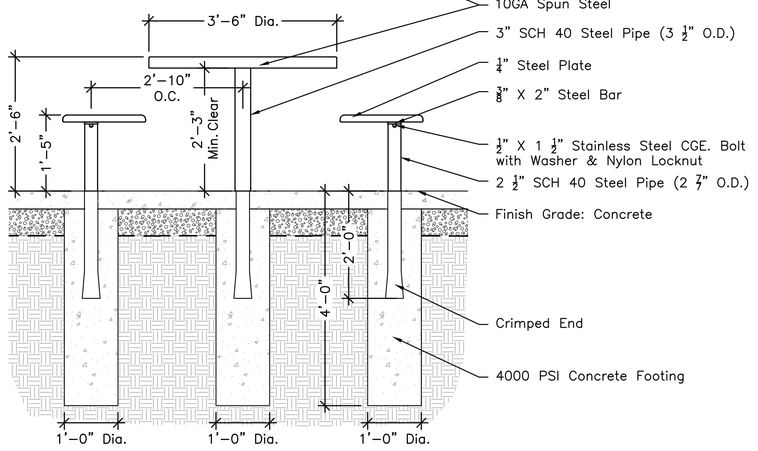

NOTES:
1. SHOP DRAWINGS REQUIRED.
2. Receptacle to be 157–32SH; for Trash Receptacle, top to be CVB–30–BT (large bonnet top cover); for Recycling Receptacle, top to be CVB–30–RC–0075 (flat top recycling cover) by DuMor Inc., P.O. Box 142 Mifflintown, PA 17059–0142, or Approved Equal.
3. All steel members to be polyester powder coated. Colors to be selected from standard colors (trash and recycling are different colors). Touch–up paint kit to be provided.
4. All welds to be continuous and then ground smooth.
5. Receptacles to be surface mounted with with 1/2 inch (12.5 mm) by 3–3/4 inch (95 mm), stainless steel anchor bolts (may be provided by Manufacturer).
6. Set receptacles directly on pad. Shim to make level.

## 7 TRASH AND RECYCLING RECEPTACLES

Scale: ¾" = 1'–0"




NOTES:
1. SHOP DRAWINGS REQUIRED.
2. Wheelchair Accessible Round Table to be DuMor Model 297–42–40HS with Solid Table Top and Four Seats, or Approved Equal.
3. All steel members to be coated with Zinc Rich Epoxy then finished with Polyester Powder Coating. Powdercoat color to be selected by Landscape Architect prior to ordering.
4. Embedment Mounting (S–1 from DuMor or Approved Equal) required.




## 8 42" ROUND TABLE WITH 4 SEATS

Scale: ¾" = 1'–0"

CBA | Landscape Architects LLC
24 THORNDIKE STREET I CAMBRIDGE MA 02141
phone 617.945.9760 I www.cbaland.com I cba@cbaland.com
landscape architecture
urban design
master planning

# MACE HOUSING BASKETBALL COURT

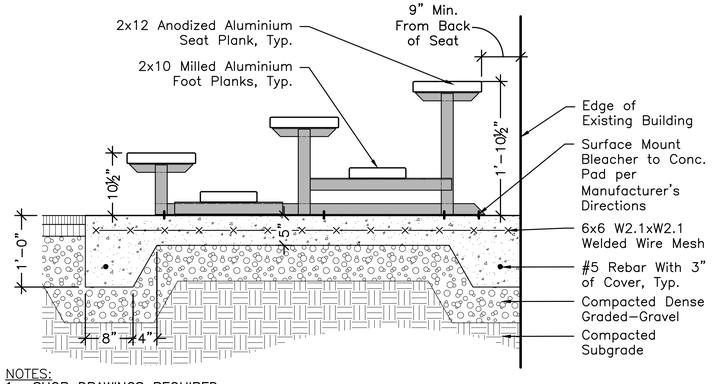
Chelsea, MA

DETAILS

| | |
|---|---|
| DATE: | 05-01-23 |
| SCALE: | Varies |
| FILE: | CHB _L5.0 DT.dwg |
| DWN BY: | PAH |
| CKD BY: | DJC |
| PROJ. # : | 2201 |

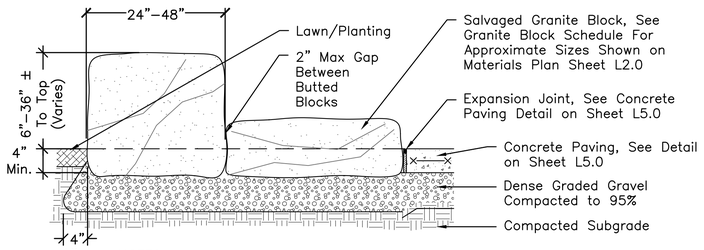
COMMONWEALTH OF MASSACHUSETTS * JOHN J. CHRISTOPHER * NO. 1512 REGISTERED LANDSCAPE ARCHITECT

L5.0



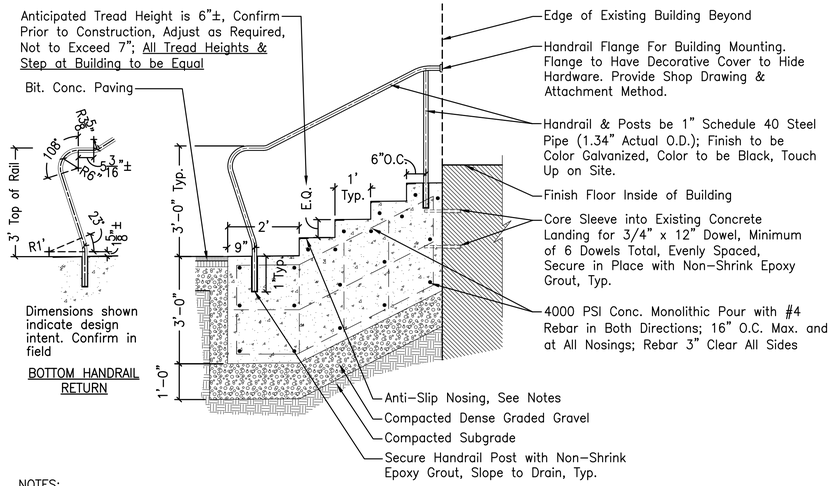

NOTES:
1. SHOP DRAWINGS REQUIRED
2. Bleachers to be Aluminium 3 Row x 15'-0" Low Rise Bleacher, model# BS-L0315 by Belson Outdoors, Naperville, IL 60563. PH: (800) 323-5664 Email: sales@belson.com or Approved Equal.
3. All bleacher components to be aluminium. Attachments to be stainless steel or galvanized steel.

## 1 BLEACHERS ON CONCRETE
Scale: 1" = 1'-0"


24"-48"
6"-36" ± To Top (Varies)
4" Min.
4" Min.
Lawn/Planting
2" Max Gap Between Butted Blocks
Salvaged Granite Block, See Granite Block Schedule For Approximate Sizes Shown on Materials Plan Sheet L2.0
Expansion Joint, See Concrete Paving Detail on Sheet L5.0
Concrete Paving, See Detail on Sheet L5.0
Dense Graded Gravel Compacted to 95%
Compacted Subgrade

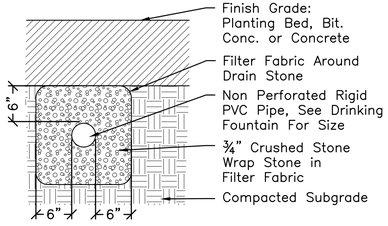
NOTES:
1. Granite blocks to be approved by Landscape Architect.
2. Final layout of stones to be approved by Landscape Architect.
3. See Sheet L2.0 for block sizes.

## 3 SALVAGED GRANITE BLOCK
Scale: 1" = 1'-0"


Anticipated Tread Height is 6"±, Confirm Prior to Construction, Adjust as Required, Not to Exceed 7"; All Tread Heights & Step at Building to be Equal
Bit. Conc. Paving
R35"
108°
5⅜" ±
R6"x16"
3" Top of Rail
R1'
2¾" ±
Dimensions shown indicate design intent. Confirm in field
BOTTOM HANDRAIL RETURN
3'-0" Typ.
3'-0"
1'-0"
E.Q.
2'
9"
1' Typ.
1' Typ.
6"O.C.
Edge of Existing Building Beyond
Handrail Flange For Building Mounting. Flange to Have Decorative Cover to Hide Hardware. Provide Shop Drawing & Attachment Method.
Handrail & Posts be 1" Schedule 40 Steel Pipe (1.34" Actual O.D.); Finish to be Color Galvanized, Color to be Black, Touch Up on Site.
Finish Floor Inside of Building
Core Sleeve into Existing Concrete Landing for 3/4" x 12" Dowel, Minimum of 6 Dowels Total, Evenly Spaced, Secure in Place with Non-Shrink Epoxy Grout, Typ.
4000 PSI Conc. Monolithic Pour with #4 Rebar in Both Directions; 16" O.C. Max. and at All Nosings; Rebar 3" Clear All Sides
Anti-Slip Nosing, See Notes
Compacted Dense Graded Gravel
Compacted Subgrade
Secure Handrail Post with Non-Shrink Epoxy Grout, Slope to Drain, Typ.

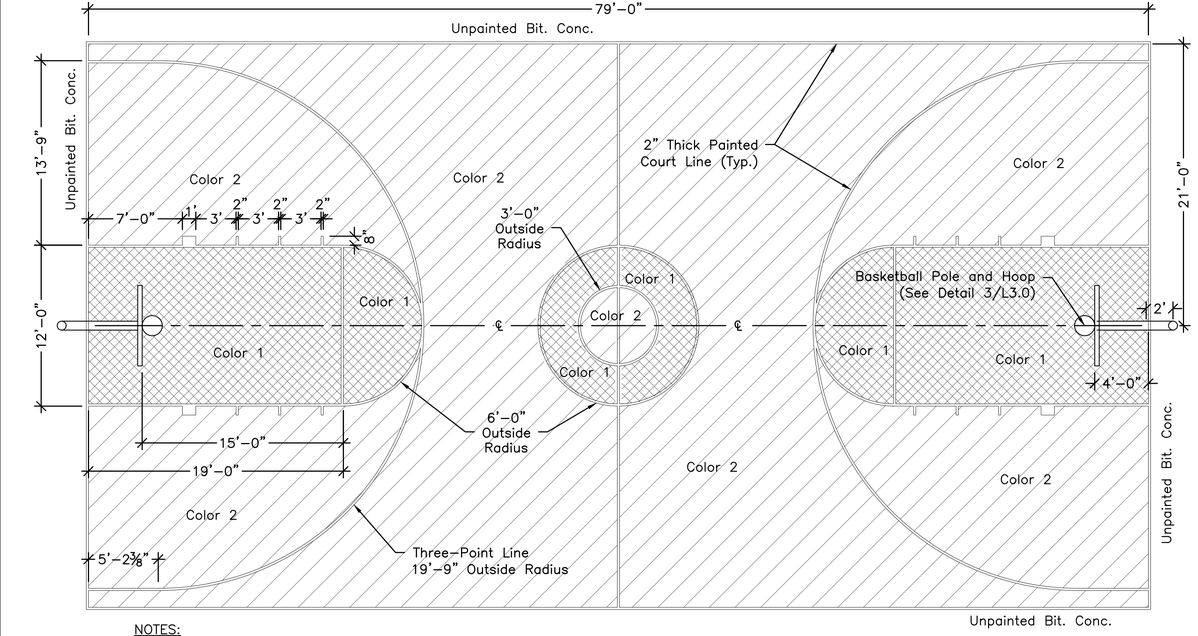
NOTES:
1. SHOP DRAWINGS REQUIRED FOR HANDRAILS AND STAIRS.
2. Treads to have broom finish, exposed sides to have rubbed finish.
3. All steps to have anti-slip stair nosing. Stair nosing to be Model 121A from Amstep Products, 190 Century Drive, Bristol, CT 06010 (Phone: 800-457-0869), or approved equal. Color to be selected by Landscape Architect.
4. Adhere anti-slip nosing with ¼"x1⅓" 410 Stainless Steel Phillips Flat Head Concrete Anchors per Manufacturer's Recommendations.
5. Handrails to be galvanized and powder coated black. Weld and grind smooth all edges. Touch up on site.

## 4 CONCRETE MONOLITHIC STAIRS
Scale: 1/2" = 1'-0"


Finish Grade: Planting Bed, Bit. Conc. or Concrete
Filter Fabric Around Drain Stone
Non Perforated Rigid PVC Pipe, See Drinking Fountain For Size
¾" Crushed Stone Wrap Stone in Filter Fabric
Compacted Subgrade
6"
6"
6"

NOTE: Daylighting end of pipe to have rodent proof barrier. Contractor to submit proposed product(s) and/or method for approval.

## 5 ADD. ALT. #1 DRAIN LINE
Scale: 1" = 1'-0"

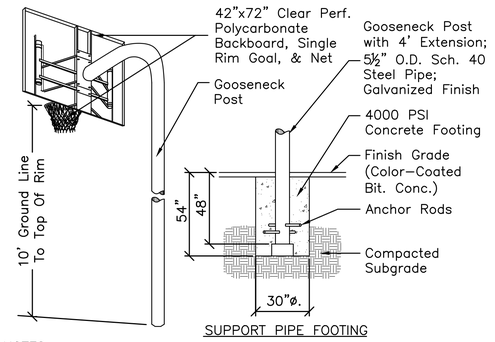



NOTES:
1. Basketball Court is to have a colored seal-coat system using 2 colors
2. Colors to be selected by Landscape Architect from Mfr's full color line. Follow all Manufacturer's instructions for applying Color Sealcoating System. See Specifications for Color Sealcoating System requirements. Power-wash bituminous concrete prior to seal-coat application.
3. All sport lines to be applied by painting between masking tape with a paint brush or roller. Prime masked lines with line paint and allow to dry.
4. Paint lines with textured line paint (See Specifications). Remove masking tape immediately after lines are dry.

Color 1
Color 2

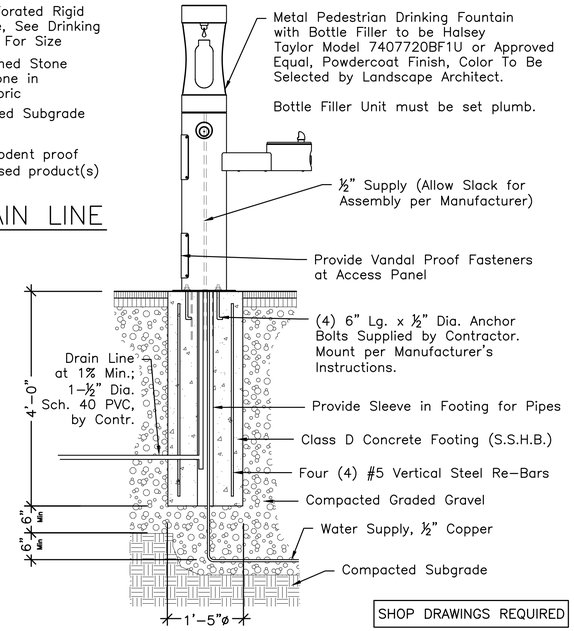
## 2 BASKETBALL COURT LAYOUT
- BASE BID: LINE STRIPING
- ADD. ALT. #2 SEALCOATING

Scale: 3/16" = 1'-0"


42"x72" Clear Perf. Polycarbonate Backboard, Single Rim Goal, & Net
Gooseneck Post
Gooseneck Post with 4' Extension; 5½" O.D. Sch. 40 Steel Pipe; Galvanized Finish
4000 PSI Concrete Footing
Finish Grade (Color-Coated Bit. Conc.)
Anchor Rods
Compacted Subgrade
10' Ground Line To Top Of Rim
54"
48"
30"ø.
SUPPORT PIPE FOOTING

NOTES:
1. SHOP DRAWINGS REQUIRED.
2. All hardware to be galvanized.
3. Pole to be Gooseneck Pole System by Jaypro or Approved Equal. Backboard to be a Perforated Clear ½" Polycarbonate Backboard with Aluminum Frame (Model Number XL4272) by TrueBounce or Approved Equal. Rim to be Playground Super Goal by TrueBounce or Approved Equal. See Specifications. Shot box and trim color to be selected by Landscape Architect.

## 6 BASKETBALL HOOP, BACKBOARD, & POST
Scale: N.T.S.


Metal Pedestrian Drinking Fountain with Bottle Filler to be Halsey Taylor Model 7407720BF1U or Approved Equal, Powdercoat Finish, Color To Be Selected by Landscape Architect.
Bottle Filler Unit must be set plumb.
½" Supply (Allow Slack for Assembly per Manufacturer)
Provide Vandal Proof Fasteners at Access Panel
(4) 6" Lg. x ½" Dia. Anchor Bolts Supplied by Contractor. Mount per Manufacturer's Instructions.
Drain Line at 1% Min.; 1-½" Dia. Sch. 40 PVC, by Contr.
4'-0"
Provide Sleeve in Footing for Pipes
Class D Concrete Footing (S.S.H.B.)
Four (4) #5 Vertical Steel Re-Bars
Compacted Graded Gravel
6" Min.
6" Min.
Water Supply, ½" Copper
Compacted Subgrade
1'-5"ø
SHOP DRAWINGS REQUIRED

Notes:
1. Drinking Fountain by: Halsey Taylor, Oak Brook Illinois. Ph. 1.630.574.3500, Model #7407720BF1U or Approved Equal. Color to be Selected from Standard Colors. Stainless Steel Bowls.
2. Provide a Dielectric Union at Pipes of Dissimilar Metals.
3. Install to Meet all Local, State, and Environmental Regulations.
4. Install to Meet all Handicap/ADA Regulations.

## 7 ADD. ALT. #1 DRINKING FOUNTAIN/BOTTLE FILLER
Scale: 3/4" = 1'-0"

CBA | Landscape Architects LLC
24 THORNDIKE STREET I CAMBRIDGE MA 02141
phone 617.945.9760 I www.cbaland.com I cba@cbaland.com
landscape architecture
urban design
master planning

# MACE HOUSING BASKETBALL COURT
Chelsea, MA
DETAILS

| | |
|---|---|
| DATE: | 05-01-23 |
| SCALE: | Varies |
| FILE: | CHB_L5.0 DT.dwg |
| DWN BY: | PAH |
| CKD BY: | DJC |
| PROJ. # : | 2201 |

MASSACHUSETTS CHRISTINE J. CHAMPION REGISTERED LANDSCAPE ARCHITECT NO. 1512

L5.1